



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Minutes 01/24/2008

Commissioners

Present: B. Cohen, A. Frisch, J. Hindmarsh, M. Kramer, M. Logan, S. Makowka,
 T. Smurzynski

Commissioners

Not Present: M. Hope Berkowitz, Y. Logan, M. Penzenik,
 M. Potter, J. Worden

Guests

Present: T. Colman, Y. Wang, T Knee

1. Meeting Opens 8:10pm
2. Appointment of alternate Commissioners – Crescent Hill/Mt. Gilboa Historic District Commission: B. Cohen, A. Frisch, S. Makowka, T. Smurzynski ; Russell Historic District Commission: B. Cohen, A. Frisch, T. Smurzynski
3. Approval of minutes from December 20, 2007 (original hearing for 12/13/07) – S. Makowka moved to table the minutes until next month, approved to table unanimously
4. Communications
 - a. S. Makowka heard from Building Dept. re: 187 Lowell Street for Board of Survey request to build a new road by developer. Developer looking to move existing house and build 4 new houses around the cul-de-sac being proposed. Comments from all departments due back by 1/31/08 to town Engineer regarding the BOS request. S. Makowka will send a response – he will send the letter we previously sent in 2004 to town engineer regarding BOS with a cover letter. John Maher has sent letter to developer's attorneys advising that law prohibits issuance of permit absent AHDC certificate. S. Makowka will work with Town Counsel
 - b. S. Makowka spoke with M. Ruderman re: work on Pleasant Street Congregational Church
5. New Business 8:20pm
 - a. Formal Hearing re: 72 Westminster Ave. (Coleman) re: replacement of mudroom and porch. Thea Coleman was present. Showed photo of present condition of house. Mudroom now falling in upon itself, this was later addition to original house. Applicant was told by neighbor that porch did at one time wrap around. Proposed plan is to take off mudroom and wrap around porch. In terms of wrapping it around, when taking mudroom off, that will give them a front door and where the white door currently is, there will be a second door set back from main door. Applicant stated that contractor will replicate the design of the main for this second door location. Discussion ensued regarding roof pitch. B. Cohen said from architectural point of view probably want to do flat something to make it work. All see major problem with the design of the roof line in plan as shown due. Need to correct this in plans. The applicant specified materials to be used – cedar and/or mahogany for porch materials, vertical lattice. S. Makowka asked about side doorway – appears to be depressed 6-8 inches from front door – Applicant explained that outside door will be gone and inside door is what they will use. Also the porch will be all one level the posts will frame the doorway, and they want to replicate posts around the new porch. Railing pattern will be straight railing, have dimensions as shown on drawing – 2x2 balusters, 4 inches on center. Applicant also wants to take out concrete steps. S. Makowka asked about plans for gutters. Applicant stated that they are currently a mix of black and white aluminum gutters and that if they can afford to do wood gutters built they will, but if budget can't hold they will stay with existing the aluminum gutters. Also, ceiling will be beadboard. B. Cohen moved that the Mt Gilboa/Crescent Hill Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith, with the exception that the monitor will approve the final door and the roofline of the porch, will be in harmony and not incongruous with the historical and architectural values of the district. A. Frisch seconded for discussion purposes and S. Makowka moved to add the following: that the proposed replacement window shall be consistent with other windows previously approved for this house and the decking and floorboards will be cedar or mahogany (all wood components) to be painted; and removal of lower concrete step be replaced with wood or granite steps, and railing to have 2 inch square balusters, 4 inches on center. Amendment seconded by A. Frisch, all in favor as amended, unanimously approved. Monitor B. Cohen appointed
 - b. Formal Hearing re: 15 Russell Street (Wang) regarding replacement of front entry door. Existing condition – outer front entrance doors replaced with paired storm doors when with single family converted to two family. Applicant

would like to replace with proffered set of doors. The Commission agreed that adding two 2 _ foot doors in this location is appropriate. However, the set of doors shown by applicant was not appropriate for the style of the house. The Commissioners suggested that doors similar to those in the pictures presented by the previous applicant (copied for applicant and added to file) were appropriate in this context. Also, there are several examples of similar paired doors from this period on other houses on Russell Street that can be used as a guide. Commissioners suggested applicant visit architectural salvage companies to find appropriate doors. Key is finding a historically appropriate door to fit in this space. Also, another problem with a modern stock door is that it's not going to fit the opening. S. Makowka suggested that the Commission could approve a certificate with the condition that the final approval of the actual door be up to the project monitor that will be appointed tonight. S. Makowka you want to match the opening and any changes require approval of the monitor. A. Frisch moved that the Russell Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed to include double doors, 1 lite on upper half to be approved by monitor, a style of door similar to example given by Thea Coleman and/or the doors located at 27-29 Russell Street, 30 Russell Street, will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by B. Cohen, approved unanimously. Monitor appointed J. Hindmarsh c. Informal hearing re: 15 Russell Terrace. Tom Knee, Caritas Communities representative showed pictures of barn from circa 1880s. Barn in tough shape. Previous request for demolition, subsequently back today to get feel for what to do in terms of restoring it. Engineer determined to be structurally unsound. Might need to replicate it and not able to save current structure. Want to come away with some sense of next step – cost, scope and preliminary ideas. B. Cohen asked what planning to use – storage, housing? Answer – complicated in terms of financial and zoning issues – would like to probably like to put in option later on down the line for housing. A. Frisch asked if post and beam construction. S. Makowka gave some history – important structure in Arlington, part of fabric in historic district. Mr. Knee elaborated that the building is on a cement slab – can't see what building rested on originally – probably fieldstone. When the grade was brought up on one side it caused posts to rot. B. Cohen said in many cases barns in this condition are salvageable. B. Cohen said stabilizing the roof which is listing badly in two different ways, is priority. Roof is shot, no question. Applicant added that the second floor it is rotted as well. S. Makowka asked if structural engineer has taken look at it – question is what would it take to stabilize it so you can keep it going until you figure out to do housing or whatever. Maybe replacing some of underlying structure – should keep trying to pursue CDBG money to investigate architectural drawings. Take advantage of those opportunities – S. Makowka said don't need to preserve every little piece of clapboard. B. Cohen said for stabilizing purposes very little foundation, but possible to jack up building literally like 3 inches, just enough to get in and put the foundation in – took a couple of days in her personal experience. A. Frisch agreed to forward some contact info for barn restorers to applicant. S. Makowka said next step is finding out options, stabilization in short run, storage in medium run and long term uses. Trick is getting specialist who knows how to deal with barn structures. B. Cohen said with any structure water is your enemy – if it gets in damage starts – entire focus is to stabilize by stopping water from getting in – once stopped you have a chance of keeping it standing. Preservation fund would probably be a good resource to investigate also. Mr. Knee will be back later.

6. Other Business

7. Old Business

- a. Preservation Program Loan Update – No report
- b. Outreach to Neighbors & Realtors – No Report
- c. Status of Projects by Monitors: B. Cohen said take off #99, 42 Pleasant Street. M. Logan said take off #85 -25 Avon Place. S. Makowka showed plans submitted by applicant to Board of Survey re: 187 Lowell Street and gave brief history of projects previously proposed for that site.

8. Review of Projects

- 1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
- 2. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
- 3. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
- 4. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
- 5. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
- 6. 14 Jason Street (window change w/o permit) - Makowka
- 7. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
- 8. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
- 9. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
- 10. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
- 11. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-CONA
- 12. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
- 13. 15 Russell Street (Lagow, 04-17R) – Penzenik (changed from Kuhn)-COA
- 14. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
- 15. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
- 16. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
- 17. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
- 18. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – CONA

19. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
20. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
21. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
22. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
23. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – CONA
24. 14-16 Russell Street (Alvin Robbins Condo Trust – 05-23R) – Cohen – COA
25. 105 Westminster Avenue (Orrigo – 05-27M) – Cohen – COA
26. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
27. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – CONA
28. 145 Pleasant Street (Colt – 05-30P) – Makowka – CONA
29. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
30. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA
31. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
32. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
33. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
34. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
35. 205 Pleasant Street (Kavanaugh – (originally 05-30P corrected to 06-05P) – Makowka – CONA
36. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
37. 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
38. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
39. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
40. 1 Monadnock Road (Starks & Hopeman – 06-15P) – Makowka – CONA
41. 20 Maple Street (Kapinos – 06-16P) – Makowka – CONA
42. 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
43. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
44. 23 Jason Street (Shedin for Leary – 06-21J) – Makowka – CONA
45. 106 Crescent Hill Ave. (Magnussen – 06-22M) – Makowka – CONA
46. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
47. 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
48. 111 Pleasant St. (Fredieu – 06-28P) – Makowka – CONA (Front Porch & Main Roof)
49. 16 Maple St. (Rogers – 06-29P) – Makowka – CONA (Tool Shed Demolition)
50. 16 Central St. (Keane for Piechota – 06-30C) – Makowka – CONA (Roof Replacement)
51. 26 Academy St. (Wright – 06-31P) – Makowka – COA (Stoop & Railing Replacement)
52. 243 Pleasant St. (Ferranti – 06-36P) – Makowka – CONA (Roof Replacement)
53. 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
54. 105 Pleasant St. (Ferraguto – 06-40P) – Makowka – CONA (Front Portico & Beams)
55. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
56. 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
57. 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
58. 109 Crescent Hill Ave. (Peik for Sienkiewicz – 07-02M) – Frisch – COA (Windows)
59. 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
60. 109-117 Crescent Hill Ave. (Sienkiewicz – Denial 2007) – Makowka (New Construction)
61. 144 Pleasant St. (Yates – 07-04P) – Makowka – CONA (Rear Basement Window)
62. 111 Pleasant St. (Fredieu – 07-05P) – Makowka – CONA (Chimney, Garage Door, Repairs, etc)
63. 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit, Fascia, Rafter, Gutter & Slates)
64. 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
65. 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
66. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
67. 152B Pleasant St. (Cury – 07-10P) – Makowka – CONA (Hot Tub & Fence At Rear)
68. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
69. 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffits, Fascia, Gutters)
70. 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)
71. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
72. 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
73. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
74. 8-10 Central St. (Hedlund – 07-17C) – Frisch – COA (Fence & Pergola)
75. 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
76. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
77. 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
78. 7 Oak Knoll (Bailey – 07-22P) – Makowka – CONA (A/C Duct & Condit)
79. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
80. 182 Westminster Ave. (Meikle – 07-24M) – Makowka – CONA (Roof, Doors, Windows)
81. 17 Oak Knoll (Rogers for Stein – 07-25P) – Makowka – CONA (Roof)
82. 145 Pleasant St. (Colt – 07-26P) – Makowka – CONA (Wall)
83. 23 Maple St. (Town of Arl – 07-27P) – Makowka – COA (Siding Removal)
84. 110 Crescent Hill Ave. (Lockery – 07-28M) – Frisch – COA (Rear Addition)

85. 25 Avon Place (Smith – 07-29A) – Cohen – COA (Gutters) - **REMOVE**
86. 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Structure Removals)
87. 40 Russell St. (Allen – 07-31R) – Makowka – CONA (Cellar Steps, Bulkhead, Awning)
88. 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
89. 20 Maple St. (Kapinos – 07-33P) – Makowka – CONA (Shutters)
90. 16 Maple St. (Rogers – 07-34P) – Makowka – CONA (Shed)
91. 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Makowka - COA (Fence)
92. 30 Russell Street (Shovlin – 07-36R) – Makowka – CONA (Garage Doors & Fence)
93. 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
94. 30 Russell Street (Shovlin – 07-38R) – Smurzynski – COA (Rear Porches, Deck, Stairs, Rail)
95. 109 Westminster Ave. (Rines – 07-39M) – Dubell – COA (Steps, Walls)
96. 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
97. 23 Maple Street. (Town of Arl. – 07-41P) – Makowka – CONA (Insulation Installation)
98. 17 Russell Terrace (Born – 07-42R) – Makowka – CONA (Gutters, Downspouts, Fascia)
99. 42 Pleasant St. (Bauer – 07-43P) – Cohen – 10 Day COA (Wooden Sign) - **REMOVE**
100. 23 Water St. (Whitford – 07-44R) – Cohen – COA (Shed)
101. 20 Academy St. (Town of Arl. – 07-45P) – Makowka – CONA (Gutters, Soffits, Fascia)
102. 23 Maple St. (Town of Arl. – 07-46P) – Makowka – CONA (Clapboard Siding)
103. 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Roof, Chimney, Windows)
104. 40 Jason St. (Foley – 07-47J) – Makowka – CONA (Driveway w/o Change of Grade)
105. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
106. 40 Westminster Ave. (Fairfield – 07-49M) – Makowka – CONA (Siding, Door, Windows, Trim and Chimney – matching materials)
107. 128 Pleasant St. (Condo Assoc. – 07-50P) – Makowka – COA (Wood Shed)
108. 40 Russell St. (Allen – 07-51R) – Makowka – CONA (Rear Steps & Railings)
109. 40 Jason St. (Foley – 07-52J) – Makowka – COA (Driveway Change of Grade, Wall)
110. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
111. 26-28 Jason St. (Angelakis – 07-54J) – Cohen – COA (Garage, Wall)
112. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
113. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
114. 175 Pleasant St. (Lucchese- 07-57P) – Makowka – CONA (Roof)
115. 188 Pleasant St. (Snyder – 07-58P) – Frisch – COA (Fence & Porch Gate)
116. 754 Mass. Ave. (Vorlicek – 07-59J) – Makowka – 10 Day COA (Windows)

Meeting adjourned 9:56pm